

Above: Cass Street looking South from Juneau Avenue, c. turn of the century. (Courtesy of Milwaukee Public Library)

park features a recreation of Juneau's cabin (erected 1946), a statue of Juneau (1887) sculpted by Richard H. Park and donated by shoe manufacturers Bradley and Metcalf, and a statue of Leif Erickson (1887) by sculptor Anne Whitney donated by Lucy Allis Gilbert.

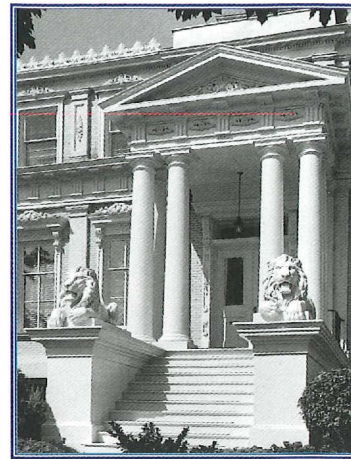
23 University Club, 924 E. Wells St. (1926-1927) Architect: John Russell Pope, New York. The University Club was incorporated in 1898 to cultivate interest in the sciences and liberal arts and to provide a place where college, university, and military academy graduates could congregate socially. John Russell Pope, a nationally known architect from New York, designed this home for the club in the dignified Georgian Revival style. The red brick, 2-story-tall limestone pilasters, classical cornice, and multi-paned windows are characteristic of the Georgian style.

24 Cudahy Tower, 925 E. Wells St. (1928-1929) Architect: Holabird & Root, Chicago. Buena Vista Flats, 777 N. Prospect Ave. and 920 E. Mason St. (1908-1909) Architect: Ferry and Clas. The gleaming white terra cotta facades of these buildings have long been lakefront landmarks. The low, rambling Buena Vista Flats, at the south end of the complex, was built as a luxury apartment house by millionaire meatpacker Patrick Cudahy, after whom Cudahy, Wisconsin is named. Cudahy's estate erected the 16-story Cudahy Tower Apartments twenty years later. The tower's tall hip roof and lantern are visible from many parts of downtown.

25 Milo P. Jewett House, 800 N. Marshall St. (c. 1872). HPC. Vassar College founder and president Milo P. Jewett was one of Milwaukee's most distinguished residents. A nationally known educator and proponent of higher education for women, Jewett served as president of the Milwaukee Female College and as regent for the University of Wisconsin. He also ran a profitable wholesale coffee and spice business with his partner, William Sherman. Jewett's handsome Italianate style house features a circular gable window, or oculus, which is embellished with carved rope molding and leaves.



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Above: Diederichs-Fitch House, 1241 North Franklin Place (photographer Paul Jakubovich)

Front cover: 1200 block North Marshall Street, looking South, c. World War 1. (Courtesy of Milwaukee Public Museum)

Brochures in this series include:

Avenues West

Bay View

Juneautown: The Heart of Old Milwaukee

Juneautown: Preservation, Revitalization and Adaptive Reuse

Kilbourntown

North Point Neighborhood

Walker's Point: Residential Tour

Walker's Point: Commercial and Industrial Buildings Tour

West End

Key to symbols:

NR

ML

HPC

National Register of Historic Places

Milwaukee Landmark

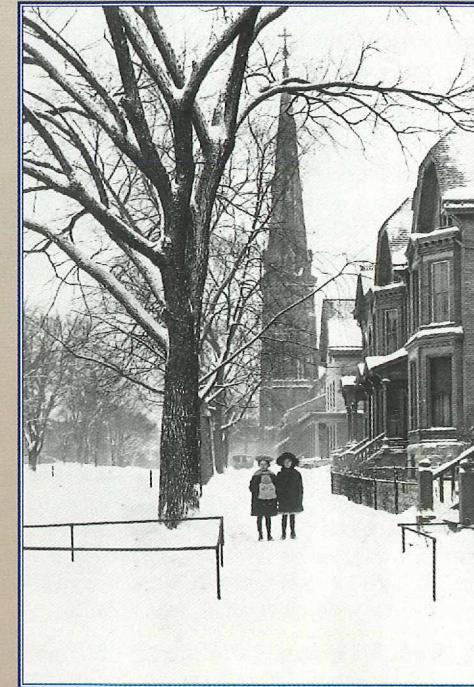
Designated by the Historic Preservation Commission of Milwaukee, successor to the Milwaukee Landmarks Commission

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Milwaukee Historic Buildings Tour Yankee Hill

**A self-guided
walking tour
of historic
buildings in
the Yankee Hill
neighborhood**



Yankee Hill tour

Yankee Hill was early Milwaukee's premier residential neighborhood. The high ground east of the Milwaukee River had originally been owned by fur trader Solomon Juneau. With the coming of white settlers in the 1830s, Juneau's land quickly became the seat of government, finance, and business in the new town of Milwaukee. The pioneers who settled this part of Milwaukee were predominantly from New England and New York and this section soon was known as "Yankee Hill" or "Yankeeburg," as the Germans called it.

Yankee Hill is characterized by regular, rectangular blocks laid out in a grid fashion by Solomon Juneau in 1835. The street names reflect early American presidents (Jefferson, Jackson, Van Buren) as well as Milwaukee pioneers (Juneau, Knapp and Ogden) and other nationally prominent individuals of the day (Cass, Marshall, Astor, Franklin).

Yankee Hill originally encompassed nearly 40 blocks between Jefferson Street, Wisconsin Avenue, Ogden Avenue and Lake Michigan. Development began early and the first houses tended to be simple frame structures, although some brick dwellings had been built by the late 1840s. While all traces of the very earliest frame houses have disappeared, there are three brick houses that at least partially date from the 1850s: the James S. Brown double house (1852) at 1122-24 N. Astor Street, part of the Hale-Cary-Hansen house (1853) at 1227-37 North Cass Street and part of the William Metcalf house (1854) at 1219 N. Cass Street.

Despite the preponderance of Yankees living in the area, Milwaukee's growing German-American population was represented here as well by such individuals as John Dietrich Inbusch, Herman Berger, Christian Preusser, Edward Diederichs, and John William Bielfeld. Bielfeld not only lived in the area but also had his business there. He opened a German-style outdoor beer garden on the site of today's 1019-43 East Ogden Avenue in 1850, and it remained in operation into the 1880s. In its heyday the property included a concert and dance hall, a bowling alley and a saloon.

The neighborhood reached its peak of development in the 1870s and 1880s as the remaining vacant parcels were built upon. The open, spacious character of many of the streets changed as early houses were pulled down and their large lots subdivided into smaller parcels. Cass, Astor, Marshall and State Streets and Kilbourn and Juneau Avenues became prestigious residential streets. Numerous prominent individuals resided here including businessmen and industrialists, financiers, and professionals. Construction tapered off in the 1890s as the neighborhood became completely built-up.

Milwaukee's growing population and the spread of the downtown commercial area north and eastward into Yankee Hill put pressure on the neighborhood for more intensive land use by the turn of the century. Apartment living was becoming socially acceptable, and gradually apartment buildings began replacing the old single-family houses. The zenith of apartment building construction occurred in the 1920s when tall luxury apartment hotels like the Astor and the Knickerbocker were built. The onset of the Great Depression halted apartment construction in the neighborhood sparing many old houses from demolition, but in 1941 dozens of fine old residences were razed to permit the widening of Kilbourn Avenue into a boulevard.

The greatest changes to the neighborhood have taken place since the 1960s. A large scale urban renewal project leveled everything west of Van Buren Street and north of Kilbourn Avenue. Between Ogden and Lyon Streets all of the buildings were razed for a proposed free-way spur that was never built. The spot demolition of numerous old houses to make way for parking lots and new buildings has also taken a heavy toll on the housing stock.

Today, a much smaller Yankee Hill survives in the 18 blocks between Wells Street and Ogden Avenue and Van Buren Street and Prospect Avenue. In spite of the demolition that has occurred since World War II, the surviving buildings in Yankee Hill form a virtual catalogue of 19th century architectural styles illustrating the Federal, Greek Revival, Victorian Gothic, Italianate, Romanesque Revival, Queen Anne, Chateausque, Colonial Revival, and Tudor Revival styles.

1 Cathedral Park, bounded by Wells St., Kilbourn Ave., Jefferson and Jackson Sts. City founder Solomon Juneau and his partner, Morgan L. Martin, donated this square for public purposes in 1835 when Juneautown was first platted. Between 1836 and 1939, the park was known as Courthouse Square because the County's first courthouse (1836) and its replacement (1872) were located at the north end of the grounds. Since the razing of the second courthouse in 1939, the grounds have been known as Cathedral Park for St. John's Cathedral which fronts the park along N. Jackson St.

2 St. John's Cathedral, 812 N. Jackson St. (1847-53) Architect: Victor Schulte. NR, ML. St. John's is Wisconsin's oldest Cathedral and the seat of the Diocese of Milwaukee. Bishop John Martin Henni solicited funds from as far away as Europe, Mexico and Cuba to construct the church, and it took six years to complete. Its designer, German born Victor Schulte, was one of Milwaukee's first architects. St. John's original tower was replaced by the current Neo-Baroque one in 1892-93. The Cathedral complex has grown to cover its entire city block and includes a high school, gymnasium, rectory, convent and a caretaker's house.

3 Wisconsin Scottish Rite Cathedral/The Wisconsin Consistory, 790 N. Van Buren St., 705-13 E. Wells St. (1889) Architect: Edward Townsend Mix; (1936-37) Architect: Herbert W. Tullgren. The unique Art Deco style limestone facade hides what was once a Richardsonian Romanesque style church built for Plymouth Congregational Church in 1889. When Plymouth Church moved, the Scottish Rite Masons purchased the building for their clubhouse in 1912. Consistory member and noted commercial architect Herbert W. Tullgren remodeled this building to its present form in 1936. Only the rock-face foundation stones remain from the earlier church. Tullgren's stylized emblems of the Scottish Rite Masons, including knights, monks, bishops, and eagles, ornament the exterior.

4 Cass/Wells Historic District, 712 thru 726 East Wells and 801 thru 823 N. Cass St. NR, HPC. This cluster of eight structures comprises the Cass/Wells Street National Register Historic District. Represented are examples of Italianate (718 E. Wells, built in 1874, Charles Gombert architect), Queen Anne (712 E. Wells, built c. 1892 and 815 N. Cass, built in 1896), and Colonial Revival (823 N. Cass, built in 1904, Ferry and Clas architects).

The Italianate structure at 801-805 N. Cass St., today used as a restaurant, has had a colorful and notorious past. Built in 1874 as a residence, the house used to stand at 788 N. Jefferson St. and was the scene of the sensational murder of its original owner, Dr. John Garner. Bridget Hutchinson, a resident at this corner since 1850, later acquired the house and moved it here in 1895. The first floor has been used for commercial purposes for many years.

5 Woman's Club of Wisconsin/Atheneum, 813 East Kilbourn Avenue (1887) Architect: George Bowman Ferry; East Addition, 1896. NR, ML. Popularly called the Atheneum, this Victorian Gothic style structure was built in 1887 for the Woman's Club of Wisconsin which had been founded in October of 1876. The thirty charter members were drawn from some of the city's most prominent families. The decidedly independent women formed a stock company to pay for the construction of this clubhouse. It is credited as the first stockholding company in the country managed exclusively by women. The building, which houses dining facilities, offices and meeting rooms, is still occupied by the Woman's Club.

6 Robert Patrick Fitzgerald House/College Women's Club, 1119 N. Marshall St. (1874) Architect: Edward Townsend Mix. ML, HPC. Self-made man Robert Patrick Fitzgerald made his fortune running a marine vessel brokerage and marine insurance business, and later invested in schooner and steamer construction and management. Fitzgerald commissioned prominent architect Edward Townsend Mix to design his imposing \$20,000 residence in the fashionable Italianate style. The richly carved brackets, moldings and columned portico were symbols of good taste and upper middleclass respectability at the period.

7 All Saints Episcopal Cathedral Complex, 800 block E. Juneau Ave.; Church (1868-69) Architect: E. T. Mix; Guild Hall and Cathedral Institute (1891) Architect: W. D. Kimball; Bishop's House (1902) Architect: Kirchoff & Rose. NR, ML, HPC. The financially troubled Olivet Congregational Church was forced to sell this virtually brand new Gothic Revival church building to All Saints Episcopal

in 1873. All Saints, established in 1847, became the seat of the Episcopal Diocese after acquiring this structure, and is believed to have been the first Episcopal Cathedral established in the U.S. The adjacent Guild Hall and Cathedral Institute (816-18 E. Juneau) and Bishop's Residence (804 E. Juneau) replaced earlier frame structures. Chemical cleaning of the buildings' exteriors has revealed the original color of the distinctive locally produced cream colored brick.

8 John Dietrich Inbusch House, 1135 N. Cass St. (1874) Architect: Leonard A. Schmidtner. NR. John D. Inbusch, a successful wholesale grocer, bank officer and insurance director, was one of only a small number of Germans to live in this predominantly Anglo-Saxon neighborhood. Pioneer architect Leonard A. Schmidtner designed this costly house for Inbusch in the Italianate style. The Inbusch house is notable for the lavish carved wood ornament at the windows and for the elaborate brackets with swags at the cornice.

9 Summerfield United Methodist Church, 728 E. Juneau Ave. (1904) Architect: Turnbull & Jones, Chicago. NR. William Metcalf House, 1219 N. Cass St. (1854, 1870, 1876). NR. Although now hidden away behind Summerfield Methodist Church, the once-elegant mansion of pioneer boot and shoe manufacturer William Metcalf used to front onto Juneau Ave. Metcalf remodeled his small, simple, 1854 Greek Revival house into an Italianate villa in the 1870s, complete with tower, broad front porch, and red sandstone quoins. Metcalf died in 1892, and his widow occupied the house until 1897.

Summerfield Methodist Church, organized in 1852, subsequently acquired the Metcalf mansion and moved it to the back of the lot in order to build a new church fronting on Juneau Ave. Chicago architects Turnbull & Jones designed the church in the Gothic Revival style. The old Metcalf mansion was used as a parsonage by Summerfield Church until 1928 and today houses offices.

10 St. Paul's Episcopal Church, 904 E. Knapp St. (1882-90) Architect: Edward Townsend Mix. NR, ML. Organized in 1838, St. Paul's is Milwaukee's pioneer Episcopal Congregation. Local architect Edward Townsend Mix borrowed heavily from churches designed by the nationally prominent Boston architect H. H. Richardson. The robust red sandstone walls, arched openings and massive towers are characteristic of the Richardsonian Romanesque style. Several of the dazzling stained glass windows were executed by the Louis Comfort Tiffany firm of New York.

11 Edward C. Wall Rowhouse, 918-24 E. Knapp St. (1897) Architect: William D. Kimball. Entrepreneur Edward C. Wall, son of pioneer Caleb Wall, built this four-unit, \$20,000 Classical



facade. The building's architectural integrity has been maintained through cooperative ownership since 1924, making it possibly the state's oldest co-op.

14 Bloodgood-Hawley Double House, 1135-39 E. Knapp St. and 1249 N. Franklin Pl. (1896) Architect: Howland Russel. NR, ML, HPC. This rare Milwaukee example of the Chateausque or French Gothic style was built as a double house for Attorney Francis Bloodgood, Jr. and his wife's aunt, Mary B. Hawley. The terra cotta plaque over the Knapp St. entrance bears the initials of the Bloodgood and Hawley families.

15 Diederichs-Fitch House, 1241 N. Franklin Pl. (c.1855) Architect: Mygatt & Schmidtner; 2nd story (1895) Architect: Howland Russel. NR, ML, HPC.

The recent replacement of the long-missing recumbent lions has restored the most notable architectural feature to what has long been known as the Lion House. German immigrant and entrepreneur Edward Diederichs built this house in the mid-1850s to resemble the classically-inspired villas he knew in Europe.

Revival style income property on the site of his family homestead and actually lived in the westernmost unit from 1907 until his death in 1915. Fine craftsmanship is exhibited in the carvings around the circular windows of the third story and the second story plaques located above the entrances. The four townhouses have since been converted to apartments.

12 First Unitarian Church, 1342 N. Cass St. and 1009 E. Ogden Ave. (1891-92) Architect: Ferry & Clas. NR, ML, HPC. The First Unitarian Church, organized in 1843, built this fine structure in 1891. Prominent local architects Ferry & Clas based their sedate and scholarly rendition of the Gothic Revival on the medieval parish churches of England. Gifted local craftsman Frank Steven embellished the exterior with numerous carved ornaments such as the face in the center of the west facade which is said to represent prominent benefactor and church member William H. Metcalf.

13 Abbot Row, 1019-43 E. Ogden Ave. (1889) Architect: Howland Russel. NR, HPC. Once the site of a popular outdoor beer garden called Bielfield's Garden, Abbot Row was built in 1889 as an income property for Wisconsin Central Railroad officer Edwin Hale Abbot. Local society architect Howland Russel disguised the repetitive design of the ten identical townhouses by varying the placement of the gables, dormers, bays, oriel windows, and shingled surfaces to create a picturesque

Francis Hinton Townhouses, 1229-31 N. Prospect Ave. (1879). NR, ML, HPC. This pair of Victorian Gothic townhouses would look at home in Washington, D.C. where the blank side walls of such townhouses were meant to butt up against neighboring structures to form rowhouse blocks, but there is nothing else in Milwaukee quite like them. Hinton, a manager at Bay View's Milwaukee Iron Co., had this curious pair of houses built as a rental property. The dramatic stepped gable on the north half of the building, the boldly-corbelled cornice, and the stone lintel cut with fishscale shingle shapes all add visual interest to the picturesque facade.

16 Jason Downer House, 1201 N. Prospect Ave. (1874) Architect: Edward Townsend Mix. NR, ML, HPC. Vermont-born judge and attorney Jason Downer constructed this extraordinary house in 1874 at a cost of about \$20,000. Today's Downer Ave. and the former Milwaukee-Downer College (now part of Lawrence University) are named after him. This wonderful house is the city's premier example of Victorian Gothic design. Although the main front porch has been removed, the house has retained its elaborate, pierced bargeboard trim at the gables, some of its iron cresting, and its highly carved window hoods.

17 George P. Miller House, 1060 E. Juneau Ave. (1887) Architect: August Fiedler, Chicago. NR, ML, HPC. Pioneer Milwaukee's merchant prince Timothy A. Chapman spared no expense in constructing this house as a wedding present for his daughter, Laura, and her attorney husband, George P. Miller. Chicago architect August Fiedler lavished considerable detail on this jewel box of a house, which combines elements of the Romanesque as well as the Queen Anne styles. The figured heads above the second story windows are said to be idealized portraits of Laura and George, the original owners.

18 James S. Peck House, 1105 N. Waverly Place (1870), attributed to Edward Townsend Mix. HPC. Grain company executive and investor James Peck built this residence in 1870 on what was one of the more fashionable streets in Yankee Hill. Redevelopment and the extension of Prospect Avenue have diminished the size of the street and left this as the sole 19th century survivor. The Italianate house features such finely crafted details as the wonderful arrangement of carved flowers, fruit and leaves enframing the circular attic window. The Classical Revival style porch was added in 1912.

19 James S. Brown House, 1122 N. Astor St. (1852). Although once a common building type in the city, the Federal style double house has all but disappeared. Although there have been many alterations, this rare survivor still retains its characteristic parapet end walls and simple rectangular form. Its first owner, James S. Brown, was a Maine-born lawyer who served in many public offices, including Mayor, while he lived in the south half between 1856 and 1862.

20 Immanuel Presbyterian Church, 1100 N. Astor St. (1873) Architect: Edward Townsend Mix. NR, ML. The city's pioneer congregation, First Presbyterian Church (1837), merged with its off-spring, North Presbyterian Church, to form the Immanuel congregation in 1870. The combined congregation commissioned this extravagant church in 1873. Mix's colorful and highly picturesque Victorian Gothic exterior was supposedly inspired by the Gothic architecture of Venice and features arches framed in alternating bands of red and gray sandstone, polished granite columns, and decorative iron grilles screening the entrance porch.

21 Henry Harrison Button House, 1024-1026 E. State St. (1875) Architect: Edward Townsend Mix. Vermont-born Henry Harrison Button was a successful doctor turned wholesale drug manufacturer, who lavished \$30,000 on the construction of this house in 1875. The High Victorian Italianate structure was designed by Edward Townsend Mix and once had a commanding 3-story tower and wraparound porch, but these were altered in the 1930s. It is still distinguished by exceptionally high quality carved brackets and porch posts, and there is a shallow statue niche on the east wall.

22 Juneau Park, east side of Prospect Ave. between Juneau Ave. and Wisconsin Ave. This stunning bluff-top park has been a popular green spot since 1861. Formally designated as a city park in 1868, it was enlarged in stages until reaching its present size in 1927. Originally known as Seventh Ward Park, the park was renamed in honor of Solomon Juneau in November of 1885. The